PARTICULAR and CONDITIONS of SALE,

OF THE

MANOR, LIVINGS, AND SEVERAL ESTATES,

Of the *late* THOMAS CARTHEW, CLERK,

IN *WOODBRIDGE*, AND IN *MONEWDEN*,

IN THE COUNTY OF SUFFOLK.

TO BE SOLD BY AUCTION, BY AUGUSTINE READ,

At the BULL Inn, in *WOODBRIDGE*, on WEDNESDAY, the 18th Day of MAY, 1791,
At Eleven o'Clock in the Forenoon.

LOT I.

ALL that Productive MANOR or LORDSHIP, of *WOODBRIDGE late Priory*, with the Rights, Royalties, and Appurtenances. And alſo, all the *Market* of *Woodbridge* aforeſaid; with the Seſſions-Houſe, and Shops, in the Market-Place there; and the *Fairs* of *Woodbridge*, with the Priviledges and Appurtenances thereto belonging.

The Quit-Rents per Ann.	£16.	4.	5.
——Fines *com. ann.* for the laſt 20 Years,	143.	0.	0.
——Shops in the Market,	9.	5.	0.
——Average of the *Fairs*, *Market*, and *Hall*,	10.	0.	0.
Annual Rents,	£178.	9.	5.

LOT II.

The ADVOWSON, free Diſpoſition, RIGHT of PATRONAGE, and PRESENTATION of, in, and to the PARISH CHURCH of *WOODBRIDGE*,—

The TYTHES whereof, amount to — — —	£175.	0.	0.
Seckford's Donation to the Miniſter of *Woodbridge*, for Ever, —	10.	0.	0.
A FARM in *Foxhall*, purchaſed with Queen *Ann's* Bounty, for the Augmentation of this *Curacy*,——let to a good Tenant, at per Ann. — — — — —	30.	0.	0.
The Average of the Eaſter-Offerings, and occaſional Fees for the laſt Ten Years, — — — —	65.	0.	0.
	£280.	0.	0.

Aſſeſſed to the Land-Tax, in *Woodbridge*,	£5.	3.	3.
——————————— *Foxhall*,	2.	8.	0.
Annual Stipend for the *Service of the Cure*,	60.	0.	0.
Total Outgoings,	£67.	11.	3.

*** There is no Parſonage, or Land belonging to this Preferment, except the *Foxhall* Farm, nor is there any *Modus*.

LOT III.

The ADVOWSON and next PRESENTATION to the RECTORY of *MONEWDEN*, in Suffolk;—conſiſting of a Parſonage-Houſe; Barn, and other Buildings; and upwards of 55 Acres of exceeding rich and fertile Glebe Land;—ſubject to the Life of an Incumbent of above the Age of 60 Years; and is of the Annual value of TWO HUNDRED POUNDS and upwards.

Outgoings,—Pays to the Land-Tax,	£10.	12.	8	per Ann.
Annual Tenths,	0.	17.	4	
Procurations and Synodals,	0.	8.	8	
Annual Stipend for *Service of the Cure*,	25.	0.	0	
Total Outgoings,	£36.	18.	8	

The Rector is intitled to all Tythe in Kind, in this Pariſh, (except taking Cheeſe for *Lattage)*; there being no other *Modus*.

LOT IV.

The CAPITAL MANSION HOUSE, ſituate in *WOODBRIDGE*, commonly called *The ABBEY, or, PRIORY of WOODBRIDGE*; with the Coach-Houſes, Stables, Offices, Yards and Gardens, Canals and Paddocks thereto adjoining, and held therewith, containing 6A. 1R. 32P. of very good FREEHOLD LAND.

Pays Land-Tax, £2. 7. 2.

LOT V.

All that FARM and PREMISES, ſituate in *Woodbridge*, now in the occupation of Mr. *Edward Field*,—conſiſting of a convenient Dwelling Houſe; Barn, Stables, and Out-buildings; and about 142A. 3R. 16P. of good arable, and paſture Land, now under Leaſe, of which 9 Years will be unexpired at Michaelmas next, at the Annual Rent of ONE HUNDRED AND FORTY POUNDS.

About 29 Acres of the beſt Land in this Farm is *Extraparochial*; and half an Acre Copyhold of the Manor of *Woodbridge-Haſketon*; and all the reſt Freehold.

Pays to the Land-Tax,	£10.	0.	0
——Quit-Rent to the Manor of *Woodbridge-Haſketon*,	0.	0.	3
Total Outgoings,	£10.	0.	3

LOT VI.

All that compact FREEHOLD FARM, lying and being in *Woodbridge*, now in the occupation of Mr. *Jonathan Denney*;—conſiſting of a good bricked Farm Houſe, with a Barn, Stable and ſuitable convenient Buildings; and about 124A. 1R. 20P. of very good arable and paſture Land; now under Leaſe, of which 7 Years will be unexpired at Michaelmas next, at the Annual Rent of ONE HUNDRED TWENTY-THREE POUNDS,—TEN SHILLINGS.

Pays to the Land-Tax, £8. 0. 0. Total Outgoing.

LOT VII.

A Piece of FREEHOLD LAND, 2A. 1R. 4P. in the occupation of the Rev. *J. Clarke*, Tenant at Will, at the Annual Rent of £8. Pays Land-Tax, £0. 8. 0.

LOT VIII.

A Piece of exceeding rich MEADOW LAND, called the FEN, adjoining the Street called the *Well-Street*, in *Woodbridge*, containing about 10A. 2.R 22P. and now lett to Mr. *Geo. Cole*, at the Annual Rent of £30. Pays to the Land-Tax, £1. 0. 0. Total Outgoing.

*** This Fen is all FREEHOLD, and a Way and Right of passing and repassing from the *Well-Street* abovesaid, with Horses, Carts, Carriages, or otherwise, must be reserved for the Purchaser of the last Lot, if it is required.

LOT IX.

Two Pieces of FREEHOLD LAND, 4A. 0R. 0P. and a Scite of a Mill, in the occupation of *Samuel Cutting*, under a Lease, of which 6 Years are unexpired at Michaelmas next, at the Annual Rent of £17. 17. 0. Pays Land-Tax, £0. 12. 0.

LOT X.

Three Pieces of FREEHOLD LAND, 10A. 1R. 7P. laying adjoining each other, and now in the occupation of *Lionel Cole*, under an Agreement, of which 2 Years will be unexpired at Michaelmas next, at the Annual Rent of £15. Pays Land-Tax, £0. 16. 0.

LOT XI.

A Piece of highly cultivated FREEHOLD LAND, 7A. 1R. 13P. in the occupation of Mr. *Corn. Collett*, under an Agreement, of which 11 Years are unexpired at Michaelmas next, at the Annual Rent of £16. Pays Land-Tax, £0. 16. 0.

LOT XII.

A Piece of FREEHOLD LAND, 3A. 2R. 31P. in the occupation of Mr. *Newson*, as Tenant from Year to Year, at the Annual Rent of £8. 8. 0. Pays Land-Tax, £0. 8. 0.

LOT XIII.

A Piece of FREEHOLD LAND, 2A. 0R. 28P. in the occupation of *Reynolds Marley*, from Year to Year, at the Rent of £6. 0. 0. Pays Land-Tax, £0. 6. 0.

LOT XIV.

A Piece of FREEHOLD LAND, 10A. 2R. 14P. in the occupation of *John Keeble*, Tenant at Will, at the Annual Rent of £7. 0. 0. Pays Land-Tax, £0. 8. 0.

LOT XV.

A Piece of FREEHOLD LAND, 1A. 1R. 13P. in the Occupation of Mr. *Whiting*, under an Agreement, of which 3 Years are unexpired at Michaelmas next, at the Annual Rent of £6. 0. 0. Pays Land-Tax, £0. 4. 0.

LOT XVI.

A Piece of FREEHOLD LAND, 7A. 2R. 20P. in the occupation of *Samuel Carr*, Tenant at Will, at the Annual Rent of £7. 0. 0. Pays Land-Tax, £0. 8. 0.

LOT XVII.

A Piece of FREEHOLD LAND, 3A. 3R. 32P. called *The Grove*, in the occupation of *John Carthew*, Tenant at Will, at the Annual Rent of £5. 5. 0. Pays Land-Tax, £0. 6. 0.

*** There is a considerable Quantity of Timber on this Lot, which is to be taken at a fair Valuation.

LOT XVIII.

A Piece of Land, 1A. 0R. 0P. let to *John Burch*, on which a good Cottage and Bake-Office is erected, and which at the expiration of 5 Years, will become the Property of the Owner of the Land, at the Annual Rent of £4. 0. 0. Pays Land-Tax, £0. 4. 0.

LOT XIX.

A Piece of Land, 11A. 1R. 14P. now in hand, planted with Scotch Firs and other Trees.
Land-Tax, £0. 4. 0.

*** PLANS of the above PREMISES will be produced at the Time of the Sale, and may be view'd previously to it, by Application to Mr. CARTHEW, Attorney, at WOODBRIDGE.

CONDITIONS OF SALE.

I. The highest Bidder for each Lot, to be the Purchaser; and not less than Two Bidders to make a Sale; and if any Dispute arise between the Bidders, the Lot shall be put up again.

II. No advance less than TEN POUNDS for the first Six Lots, at each Bidding; nor less than FIVE POUNDS for every other Lot.

III. The Duty laid upon Estates, Sold by Auction, to be equally borne and paid, by the Purchaser and Vendors.

IV. The Purchaser of each Lot, to deposit immediately TEN POUNDS per CENT. as Part of Payment of his Purchase-Money, and at the same Time to enter into Articles for the Payment of the Remainder thereof, on, or before the Tenth Day of October next, at WOODBRIDGE, at which Time the Purchaser shall become Proprietor of the purchased Premises, and from that Time receive the Rents and Profits thereof.

V. That such Purchaser in whose Hands it shall be determined previous to the Auction, by the Vendors, the Title Deeds relating to his Lot jointly with the other Hereditaments and Premises mentioned in this PARTICULAR, shall remain; shall enter as well into a proper and usual Covenant for the production of such Title Deeds, to the Purchaser or Purchasers of any of the foregoing Lots, at his, her, or their Request and Expence; as also for the delivering attested Copies thereof, or of such of the said Deeds as may from Time to Time be wanted or desired, by such Purchaser or Purchasers respectively.

AND LASTLY, That upon Payment of the Remainder of the Purchase-Money, on, or before the said Tenth Day of October next, the Vendors will, at their own Expence, make a good Title to the purchased Premises, free from all Incumbrances, (the Land-Tax and Quit-Rent payable for the same only excepted); and at the Purchaser's Expence will then execute proper Conveyances and Surrenders to such Purchaser or Purchasers, or to whom he, she, or they shall respectively appoint: But if any or either of the Purchaser or Purchasers shall neglect, or refuse to comply with, and abide by the Conditions before mentioned, then, his, her, or their Deposit-Money shall be forfeited, and the Vendors at full Liberty to Re-sell the Lot or Lots agreed for by such Purchaser or Purchasers, and the DEFICIENCY, (if any) by such Sale, together with the Charges attending the same, shall be PAID AND MADE GOOD, by the Party or Parties so neglecting, or refusing.

WOODBRIDGE: PRINTED BY R. LODER, BOOKSELLER.